

COMMITTEE MEETING MINUTES
TUESDAY, JULY 9, 2024
FRANKFORT, IL – FOUNDERS COMMUNITY CENTER
7:00 p.m.

- I. Call Committee to Order – President McCarey called the meeting to order at 7:17 p.m. Attendance: Commissioners Ruvoli, McCarey, Barz, Ponton, and Gentry; Executive Director, Gina Hassett; Stacy Proper, Supt. Recreation; Regina Ross-Ellison, Business Manager; Edward Newton, Supt. Building and Grounds; and Mary Strand, Recording Secretary.
Absent: None
Guest: Frank Rissi, Williams Architects

- I. Facility & Property Update – Mr. Rissi introduced himself to the Board. He told them the first thing that was done was that he spent a day at FPD conducting a series of focus groups and stakeholders groups to get their input on what the needs and wants were if a new facility was built. He listed the groups that were invited. He finds the common thread among the groups to report back to this Board. He asked what the strengths of FPD were, what programming was needed, and spaces needed. Some of the needs were indoor walking track, pool, practice space and additional programming. The groups wanted to know the tax implications, where a facility could be built, and what would happen to the Founders Center. They wanted to be educated on what actions/steps the Board would take before a referendum. The options of Grants, Bonds, Loans, Revenue and fees were also discussed. Partnering with one of the local government agencies, (i.e; Library, Village) or health organization or sports groups were some of the ideas. One of the comments that was brought up consistently was, if there was a facility that could accommodate, they would not go to The Oaks or pay for other exercise/workout businesses. Comments to not be shortsighted in planning were made. Concerns were that there isn't enough parking at the Founders Center and to not take away from local businesses in planning. The attendance was around 60 not including employees. The hope was to have 6-10 attendees.

The second way to gather information was at the FPD Earth Day Event. This was an open house. Based on the previous meeting, a 'survey' of the wants and needs that were identified by the focus and stakeholders groups was conducted. Multipurpose space, indoor playground, gym, children's play, indoor play area, fitness and aquatics were the wants.

Then there was a survey conducted of the community that was very consistent with the first meeting and Earth Day Open House findings.

The next steps leading to a second open house: 1. Generate a Building Space program, 2. Generate a target Budget, 3. Create conceptual several designs and share with Board, 4. Share the design at a second open house. The most preferred option was the \$28 million option. That would translate to 43,000 sq. ft. building with 125 parking spots and would be valid through 2027. A lap pool would cost approximately \$800 per sq. ft. Discussion of gym size, one story versus two and aquatic element was held. Now determine the timing of the referendum along with a building within the \$28 million budget. The Board would like to give their input as well. Bond counsel needs to be contacted to determine what the tax cost will be for all scenarios. An operational analysis would also need to be done.

The year 2026 would be the timing for a referendum. Working with Williams Architects, getting info from the Bond counsel and the educational component all need to be worked together to be able to go to referendum. The residents need to be aware if not approving a tax referendum that increases taxes, then what do they want FPD to do. The Founders Center is aging and in need of millions of dollars in repairs/remodeling and there is no money to fix it. A work plan as a group needs to be determined. The educational component is a priority.

The approximate timeline would be 2026 Referendum, 2027 design, 2028 construct, 2029 open. Frank will draft a memo to the Board so they could prioritize the components. Messaging, right sized and wanted components are the necessary elements.

II. Miscellaneous –

- Nothing further on Fort Frankfort other than Gina is waiting for a response from Columbia Cascade.
- Staff is anticipating getting the paperwork from DCEO for the grant for Fort Frankfort. Senator Hastings suggested that the money be separated from other monies. \$80,000 has been received and another \$80,000 is expected soon. The first amount has mostly been paid out, but FPD must report interest earned and it would be easier if it was deposited in an interest-bearing account. Regina could open it August at Old Plank Trail Bank. The interest would need to be spent on the project.
- Gina will talk to staff to schedule a workshop to discuss 4th of July 2025.

III. Executive Session – Executive Session for the purpose of discussing: The purchase or lease of real estate 5 ILCS 120/(2)(5)); Personnel 5 ILCS 120/2(c)(1); imminent or pending litigation 5 ILCS 120/2(2)(c)(1). President McCarey asked for a motion to go into Executive Session.

Commissioner Barz so moved and Commissioner Gentry seconded the motion. Hearing no objections all present voted Aye. Motion passed by a voice vote at 8:15 p.m.

IV. Open Session - With nothing further to discuss, President McCarey asked for a motion to end the Executive Session and return to the Open Session of the Committee Meeting. Commissioner Gentry so moved, and Commissioner Barz seconded the motion. Motion passed by a voice vote at 8:27 p.m.

V. ADJOURNMENT – With nothing further to discuss, President McCarey adjourned the Committee Meeting at 8:28 p.m.

Respectfully submitted,

Mary T. Strand Board
Minutes Secretary